

Minutes  
Town of Acton Community Preservation Committee  
January 10, 2013  
Acton Memorial Library Meeting Room

Members Present: Roland Bourdon (Chair), Tory Beyer, Dave Clough, Walter Foster, Amy Green, Betsy Mercier, Susan Mitchell-Hardt, Corrina Roman-Kreuze, Ken Sghia-Hughes, Peter Ashton (Associate), Dore Hunter (Associate)

Also Present: Roland Bartl, Herman Kabakoff, Bob Ingram, Ira Smith, Bill Mullin, Ruth Thatcher, Nancy Hoover, David Honn, Tom Tidman, Bettina Abe, Cathy Fochtman

The meeting was opened at 7:30 by Chair Bourdon

1. Review minutes of 12/13/2012; Roman-Kreuze moved to approve with minor edit; Beyer seconded; all in favor
2. Annual dues for Community Preservation Coalition are due; Mitchell-Hardt moved that we continue membership; Beyer seconded; all in favor
3. Administrative
  - a. – no need for January 17<sup>th</sup> meeting; will be cancelled; Mitchell-Hardt moved to cancel; Roman-Kreuze seconded; all in favor
  - b. Field trip Saturday 10:00 at Theater III and 11:15 at West Acton Baptist Church
4. Cathy Fochtman, Recreation Director, presented on Elm Street Playground and Tennis Courts
  - a. refer to Power Point slides at <https://doc.acton-ma.gov/dsweb/View/Collection-5111>
  - b. Discussion
    - i. How much revenues do the tennis courts generate? Not much, maybe \$500 a year
    - ii. In previous proposal, there had been a water feature; any plans for this? Would require some significant work to bring in water so investment is not proposed now, but could be a future project
    - iii. What is the life expectancy of the donated equipment? Another 10 years; will have new posts and hardware
    - iv. Other projects have been funded out of the Recreation Revolving Fund Account; can this be used towards this (these) current projects? Will have to check on priorities and in-process projects like the skate park, but the revolving funds are already pretty much fully committed to other projects and not available
5. Fochtman presented on NARA Pavilion

- a. refer to Power Point slides at <https://doc.acton-ma.gov/dsweb/View/Collection-5111>
  - b. Discussion
    - i. Is any economic modeling of what revenues might be generated from use of the pavilion available? She can get that for us
    - ii. How will activities such as the camp go forward this summer without the tents? Construction will not start until camp is over and beach is closed; also noted that tents are aging and would need to be eventually replaced if the pavilion is not constructed
    - iii. What is the life expectancy? This is a 100 year investment – metal roof and douglas fir timbers; very sturdy and durable
    - iv. Will the concrete pad be under patio as well as shelter? Yes
    - v. Lighting for patio? Yes
    - vi. Who does and doesn't need to pay for use of the facility? School groups generally don't pay, but this will be evaluated going forward
    - vii. Will this interfere with cross-country next fall? Will have to be coordinated
    - viii. Does 4 season use mean 4 walls? No intention for walls at this point. Could put up weather panels, but that is not part of this current project
    - ix. Are there electric hook-ups for vendors? There will be electricity and Vendors would need to get a permit
    - x. Revenues from the use of the pavilion would go to the Recreation revolving fund – would these be earmarked for use at NARA? Usually goes back to NARA, but could be used elsewhere
6. Fochtman presented on NARA Comfort Station Planning and Design
- a. refer to Power Point slides at <https://doc.acton-ma.gov/dsweb/View/Collection-5111>
  - b. Lauren Richardt from Miracle League of Massachusetts spoke to the fact that the Miracle Field itself has been extremely well received and is used by over 100 kids in over 45 towns, but that current comfort facilities are less than optimum
  - c. Discussion
    - i. What are the estimated construction costs? +/- \$250,000
    - ii. Would the facility be locked when not being actively used? Ill be considering a design where public could get to the bathrooms from the outside even when the rest of the building is locked
    - iii. Will septic be needed? Yes; have anticipated that area under new gravel parking lot will meet requirements
    - iv. Revenues – will concession stand be staffed by Town? Rent it out? Yes to both; expect to rent it out to leagues who use the fields for their fund raisers
    - v. Would the picnic pavilion need bathrooms in the future and, if so, should the Comfort Station system be designed for that future use?

Existing bath house plus the new Comfort Station should be adequate; for large events port-a-potties are brought in; Comfort Station septic field is uphill of picnic pavilion so would not be an ideal location in any case.

- vi. Would it be used all day every day? Ideally, it will be used as much as possible in order to provide a benefit and generate revenues

7. Nancy Hoover, West Acton Baptist Church (WABC)

- a. PowerPoint slide show available at <https://doc.acton-ma.gov/dsweb/View/Collection-5111>
- b. Discussion
  - i. Will a historic preservation certificate be needed? This is an interior project, so Acton HDC has no jurisdiction and would not do the certification, although they are provided advice. Certificate would need to come from someone independent of OMR, and WABC should consider adding this cost to their budget.
  - ii. Town Counsel had asked if all aspects of the Master Plan fit under the CPA regulations. Does WABC have funds available for these projects? They do. Won't know if proposed work falls under CPA until after the Master Planning is done in any case; at that time they can use their fund to carry out non-CPA projects.

8. Administrative

- a. Stuart Saginor has offered to come in and discuss use of bonding for projects. There may be a couple of projects that may use bonding, so this would be helpful. Bonding would required a separate article at Town Meeting and a 2/3 vote.
- b. Finance Committee was asking when CPC will present to them. Our deliberations are scheduled to conclude Feb 18<sup>th</sup>, so we could go to their next meeting on March 5<sup>th</sup>. This will be tight as Warrants need to go to printers in early March for the April 1 Town Meeting.
- c. Ashton updated that Open Space Committee may revise their application to include the Anderson parcel (with possible bonding)

Foster moved to adjourn at 9:08; Clough2<sup>nd</sup>; all in favor